

WALPOLE PLANNING BOARD MINUTES OF APRIL 21, 2022

A regular meeting of the Walpole Planning Board was held on Thursday, April 21, 2022 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Chair; John O'Leary, Vice Chair (7:05 p.m.); Catherine Turco-Abate, Clerk; Philip Czachorowski and Sarah Khatib.

Mr. Conroy opened the meeting at 7:00 p.m.

Minutes: Ms. Khatib moved to accept the minutes of April 7, 2022. Motion seconded by Mr. Czachorowski and voted 4-0-0.

Mr. O'Leary arrived at 7:05 p.m.

ANR – Home for Little Wanderers, 397-407 Lincoln Road: The applicant was represented by John Glossa, Glossa Engineering, 46 East Street, East Walpole, MA. Mr. Conroy stated these lots are not buildable lots and therefore the plan needs to show "Not Buildable". Mr. Glossa stated there is no determination being made with regard to zoning. Each lot has frontage and asked why they are not buildable. Mr. Conroy stated because this is all one site plan. Mr. Glossa stated it is buyer beware. He has talked to the building inspector and he sent the board a letter regarding this filing. Every lot has frontage on a public street and he feels the remainder of Mr. Conroy's argument would fall under the realm of the Building Inspector. Mr. Conroy read a letter dated April 21, 2022 from the Building Inspector. He asked why Mr. Crowley submitted something as it is not typical. Mr. Glossa stated he had asked him to do so. Mr. Conroy asked if it changes the site plan and Mr. Glossa stated yes. Mr. Conroy read a letter from Carl Balduf, Town Engineer, dated April 21, 2022. Mr. Czachorowski read from Page 3 in the ANR Handbook. Ms. Khatib feels this plan meets the ANR criteria and there is a note on the plan stating that no determination is being made that this ANR conforms to zoning, plus both the town engineer and building inspector have provided positive input. Mr. Conroy stated the entire site plan is not shown. Ms. Khatib stated we should not or could not evaluate this. Mr. Czachorowski agrees with Ms. Khatib. Ms. Khatib stated they are putting it in writing and assuming any liability. Mr. Conroy stated we are not here to serve the people that own this land, but we are here to serve the town. His opinion is that the applicant didn't want to come before us to do a modification. Mr. Glossa stated that when the Planning Board signs this they are not guaranteeing anything, but you are making a determination that every lot has the required frontage on a public street as per the Zoning Bylaw. Mr. O'Leary asked if the right of way was relocated or did it extend onto this property. He disputes the idea that this is a minor modification, but the lots as set out do have frontage and access. He asked who they have to come see about disturbing the walls. Mr. Conroy stated Lincoln Road is a Scenic Road, so it would be us. Mr. Glossa stated they will not be taking down the walls and cutting trees where they don't have to. Mr. O'Leary feels this seems to qualify for an ANR. Mr. Conroy stated the plan doesn't show Parcel A changing to whatever and Mr. Glossa stated they are not doing that. Also, this has been reviewed by the applicant's counsel.

Ms. Khatib moved to endorse an ANR Plan of Land for 397-407 Lincoln Road finding Form A in order and subdivision control not required. Motion seconded by Mr. Czachorowski and voted 4-1-0 (Mr. Conroy voting against the motion). Said plan is entitled "300-407 Lincoln Road Plan of Land in Walpole, MA" dated February 9, 2022 and prepared by Glossa Engineering, 46 East Street, East Walpole, MA. Said property is shown as Assessors' Parcels Map 30, Lot 13, Map 30, Lot 4 and Map 22, Lot 9, Zoning District Rural. The owner/applicant is The New England Home for Little Wanderers, 399-407 Lincoln Road,

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Walpole, MA. Said ANR application was signed by John Davis, applicant and Thomas L. Durling, CFO, New England Home for Little Wanderers. The owner's title to the land is derived under deed from Helen E. Soutter, dated May 7, 1940 and recorded in the Norfolk Registry of Deeds, Book 2277, Page 563. It was noted that Planning Board endorsement is not a determination as to conformance with zoning regulations.

7:24 p.m. Marini, 1429 Main Street Continued Hearing, Case No. 21-09: Mr. Conroy moved to accept an extension of time on which to take action on this application up to and including June 30, 2022 as requested in a letter dated April 13, 2022 by the applicant's attorney, Christopher Alphen, Concord, MA. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued this hearing without testimony to May 19, 2022 at 7:15 p.m. as requested by Atty. Alphen.

7:27 p.m. 173 High Plain Holdings Continued Hearing Case No. 22-01: Mr. Conroy read a letter from Dan Merrikin, Legacy Engineering, Millis, MA granting an extension of time on which to take action up to and including May 31, 2022. Mr. Conroy moved to accept the extension of time as requested. Motion seconded by Mr. O'Leary and voted 5-0-0. Mr. Conroy continued this hearing to May 5, 2022 at 7:16 p.m. as requested by Mr. Merrikin.

Paragon, West & Spring Street, Case No. 21-04 Plan Endorsement: The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood, MA. He stated that he met with Heidi Valle, Swan Pond Property Manager, regarding the reduced buffer for the West End Project. She stated that the Swan Pond Board of Directors voted to approve Option C reduced buffer. Mr. Macchi stated that all the other options have gone away. Mr. Conroy read an email from Carl Balduf stating he all set. Ms. Abate moved to endorse the site plan for Paragon, West & Spring Street as reviewed and as recommended by Mr. Balduf. Motion seconded by Mr. Czachorowski and voted 5-0-0.

New World Estates Subdivision Plan Endorsement: The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood, MA. Mr. Conroy moved to accept the Form F covenant for New World Estates as presented by Atty. Macchi. Motion seconded by Mr. O'Leary and voted 5-0-0. Mr. Conroy moved to accept the O&M documents as presented by Atty. Philip Macchi. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy read an email from Carl Balduf dated April 21, 2022 stating he was all set and the board should endorse the mylars. Mr. Conroy moved to endorse the mylars. Motion seconded by Mr. Czachorowski and voted 5-0-0.

24 Heidi Street: Mr. Conroy moved to accept an extension of time on which to take action up to and including July 21, 2022 as per a letter dated April 7, 2022 from the applicant's attorney, Louis Caccavaro, Norwood, MA. Mr. Conroy moved to accept an extension of time up to and including July 31, 2022 as requested. Motion seconded by Mr. O'Leary and voted 5-0-0.

Master Plan Update: Mr. Czachorowski asked if the Planning Board would consider naming Meg Kundrett as a special member to the Master Plan Steering Committee. She has resigned from the EDC and therefore is not longer to be considered representing the EDC at the Master Plan Meetings. Mr. Czachorowski doesn't feel they can find anyone else quickly and it would be helpful to the Steering Committee to have her stay on. Mr. Conroy stated she resigned. If it was that important to her she could have stayed on the EDC and terminated after the Master Plan was finished. Ms. Khatib agrees

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with Mr. Conroy and feels we should readvertise this opening. She doesn't like someone squeaking in without being on a committee. Ms. Abate doesn't feel it is worth advertising now and feels there are enough people on the MP Committee now. To bring in someone new is not worth it as they wouldn't have the full scope of what is going on. The Steering Committee is supposed to end in October anyway.

Ms. Khatib asked if Ms. Kundrett stated why she resigned and Mr. Czachorowski he didn't ask. Ms. Khatib stated she could rejoin the EDC and get reappointed to the MP Steering Committee. Mr. O'Leary agrees. Mr. O'Leary stated the EDC was reduced to seven members and one of those positions is open.

Mr. Conroy moved to adjourn. Motion seconded by Mr. O'Leary and voted 5-0-0. The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk

Accepted 5/5/22